

**MEETING MINUTES  
Town of Acton  
Community Preservation Committee  
September 23, 2010  
Acton Memorial Library**

Attending: Walter Foster, Peter Ashton, Susan Mitchell-Hardt, Ken Sghia-Hughes, Janet Adachi, Tori Beyer, Dore Hunter, Corrina Roman-Kreuze and Roland Bartl - Town Planner.

Also present were Steve Noone (Finance Committee observer), Anne Forbes, Historic District Commission, Dana Kintigh President Acton Historical Society

The meeting was called to order at 7:36PM

1. The meeting minutes from 9/09/2010 were approved as amended. Corrections were provided by Anne Forbes of the Historic District Commission and Tori Beyer. Walter Foster noted that a vote was taken to finalize the CPC Plan for 2011 at the September 9, 2010 meeting. Roland Bartl indicated that the CPC Plan for 2011 had been finalized with comments from September 09, 2010 meeting and published on the web.

**“Community Preservation Committee Open House”**

2. Chairman Walter Foster opened up discussion to members of the audience with questions about potential CPC projects. Dana Kintigh, President of the Acton Historical Society indicated that the society is suffering for members and money. The society needs money for the Hosmer House at 300 Main Street. Mr. Kintigh had questions regarding what would qualify and could be funded with CPA monies.

Some items discussed:

- Wood shingled roof on Hosmer House— Library needs a new roof as well, to keep compatible they would prefer that library roof also have wood shingles.
- Siding will not hold paint, needs new siding.
- Currently, bathrooms are not accessible to the public without going through tenants' quarters.
- The society wishes to expand access to house including setting up hearth cooking classes there. One door could be converted for wheelchair accessibility.
- House needs storage capacity and specialized cleaning tools to care for inventory.
- Humidity control is needed in the Hosmer House for preservation of inventory on the first floor.

Walter directed Mr. Kintigh to the 2011 CPA plan online; specifically page 5. Tori Beyer is another resource for guidance on appropriateness for a CPA application. Tori recommends separating Hosmer House from library. She further advised to detail exactly what is going to be preserved by proposed project. Chairman Foster also directed Mr. Kintigh to the Planning Department for prior historical preservation proposals as examples. Ken Sghia-Hughes also pointed out the CPC Coalition website has examples of projects done in other towns.

3. Roland Bartl sent out an email to Town Departments with a copy of CPC Plan for 2011 and deadlines for application. Roland explained that Town projects will go to the BOS first for approval prior to coming to CPC.

4. The committee briefly discussed question from Linda McElroy.'s presentation on 09/09/2010. Question: Should Linda include request of 300 dollars in application for Historical Survey Form? Walter Foster recommended that the amount of 300 dollars be put in the application up front in case it is needed.
5. Walter Foster asked if committee members had heard of other potential CPC projects.
  - Ken Sghia-Hughes reported that Acton Housing Authority is focusing on Sachem Way Development. AHA may ask for more capital money for existing buildings.
  - Corrina Roman-Kreuze reported that Acton Community Housing Corporation's request is unknown at this time as there is potential for 40B law repeal in November election..
  - Roland Bartl reported on Piper Lane property – interior cleaned out. Town is in discussion with Real Estate agent to market property. Process needs to go through RFP process.
  - Potential Town Projects: Resubmit East Acton Village Green as three years expired on previous grant. Need to pull together with plans for Morrison Farms and Bruce Freeman Rail Trail. Second half of window project in Town Hall and at 468 Main Street.
  - Acton Women's Club?
  - Morrison Farm: BOS continues to discuss use and whether or not there will be a CPC application, depression era houses are on the inventory and could be possible application for CPC.

Roland Bartl provided an update on Powers Gallery. Project is being held up on a historic preservation restriction issue. The property owners do not have a clear understanding on why an additional historic preservation restriction from the Town is required. Town Counsel suggests that a separate historic preservation restriction from the Town is necessary.

Update on Caouette land purchase and 10/12/2010 Special Town Meeting. On October 4, 2010 at 7:00 PM there will be a public forum on what will be covered at STM. Town is waiting on estimate for cost of cleanup. Reappraisal took into account size of lot, but environmental information was not available at that time. Appraisal does not take into account the environmental concerns. Walter Foster expressed concern that the appraisal must reflect the value of the land including the environmental test results as CPC cannot expend more than the appraised value of the land. It is not clear how the test results will affect the appraisal. Walter expressed concern on behalf of the committee – we approached this purchase conditioned on the results of the environmental results and this could potentially cost hundreds of thousands of dollars for environmental cleanup. This is usually something that a seller would take care of in a real estate transaction. Preliminary report Phase III is expected on Sept 24, 2010. Walter pointed out that CPC has not been kept in the loop on discussions regarding updates on this land purchase.

The meeting was adjourned at 8:52 p.m.

Documents Discussed and Attached

Copy of Article 1 for Special Town Meeting

Meeting Agenda for September 23, 2010

Meeting Minutes from September 9, 2010

Next Meeting: October 14, 2010 7:30PM

Respectfully Submitted: Corrina Roman-Kreuze, Clerk